093.0	0004	0026.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	644,800 / 644,800
					USE VALUE:	644,800 / 644,800
					ASSESSED:	644,800 / 644,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
46		RONALD RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GRUBB KELLEY JENNIFER
Owner 2:	GRUBB WILLIAM F
Owner 3:	
Street 1:	46 RONALD RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	JACKSON LEONARD W & DORA B -
Owner 2:	LIFE ESTATE -
Street 1:	46 RONALD RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,400 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1925, having primarily Vinyl Exterior and 1325 Square Feet, with 1 Unit, 0 Bath, 1 3/4 Bath, 1 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5400.000	237,400		407,400	644,800
Total Card	0.124	237,400		407,400	644,800
Total Parcel	0.124	237,400		407,400	644,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 486.64 | /Parcel: 486.6

Legal Description

User Acct 60515

GIS Ref

GIS Ref

Insp Date 08/21/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 093.0-0004-0026.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	237,500	0	5,400.	407,400	644,900	644,900	Year End Roll	12/18/2019
2019	101	FV	202,600	0	5,400.	413,200	615,800	615,800	Year End Roll	1/3/2019
2018	101	FV	202,300	0	5,400.	308,500	510,800	510,800	Year End Roll	12/20/2017
2017	101	FV	202,300	0	5,400.	279,400	481,700	481,700	Year End Roll	1/3/2017
2016	101	FV	202,300	0	5,400.	267,700	470,000	470,000	Year End	1/4/2016
2015	101	FV	191,300	0	5,400.	227,000	418,300	418,300	Year End Roll	12/11/2014
2014	101	FV	191,300	0	5,400.	215,300	406,600	406,600	Year End Roll	12/16/2013
2013	101	FV	191,300	0	5,400.	204,900	396,200	396,200		12/13/2012

!7625!

PRINT

Date	Time
12/10/20	22:14:36

LAST REV

Date	Time
09/21/18	09:21:21
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7625

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
JACKSON LEONARD	39013-125		5/1/2003		359,000	No	No		
GRUBB KELLEY JE	37604-575		1/3/2003	Family	1	No	No		
JACKSON LEONARD	31512-176		6/16/2000	Family	1	No	No		
	9598-592		1/1/1901			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/18/2017	60	Redo Bat	14,500	C				

ACTIVITY INFORMATION

Date	Result	By	Name
8/21/2018	Meas/Inspect	BS	Barbara S
12/10/2008	Meas/Inspect	163	PATRIOT
9/16/2003	MLS	MM	Mary M
10/26/2000	Inspected	189	PATRIOT
2/1/2000	Meas/Inspect	263	PATRIOT
8/3/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	60515
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5400		Sq. Ft.	Site		0	70.	1.08	5									407,401						407,400	

Total AC/HA: 0.12397 | Total SF/SM: 5400 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 407,401 | Spl Credit | Total: 407,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	30	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Fair
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.98696071
Adj $ / SQ:	173.212
Other Features:	72250
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	344066
Depreciation:	106661
Depreciated Total:	237406

COMMENTS

PDAS OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6		BRs:	2		Baths:			HB	1	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

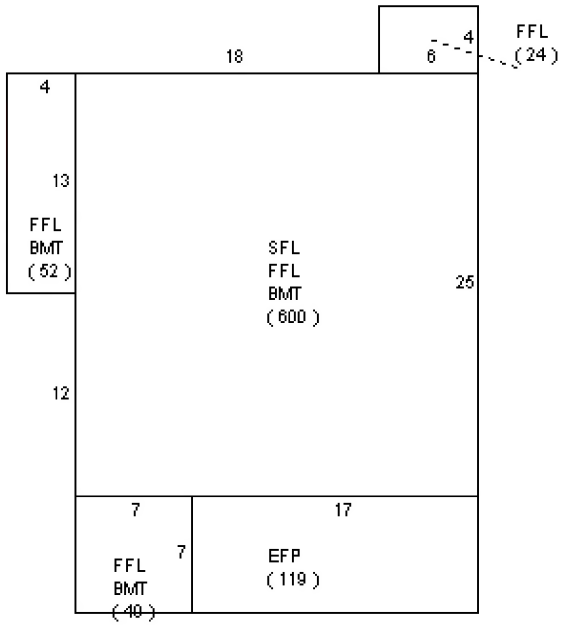
No Unit	RMS	BRS	FL
1	6	2	
Totals			
1	6	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	173.21
Special Features:	0	Val/Su Net:	110.68
Final Total:	237400	Val/Su SzAd	179.17

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	725	173.210	125,578
BMT	Basement	701	51.960	36,426
SFL	Second Floor	600	173.210	103,927
EFP	Enclos Porch	119	49.450	5,885
	Net Sketched Area:	2,145	Total:	271,816
Size Ad	1325	Gross Are	2145	FinArea 1325

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

093.0-0004-0026.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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